



General Assembly

February Session, 2008

Raised Bill No. 5550

LCO No. 1877

01877_____HSG

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

**AN ACT CONCERNING TENANTS IN MULTI-FAMILY BUILDINGS
THAT HAVE BEEN FORECLOSED.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2008*) (a) A party commencing
2 a foreclosure action of any residential building containing three or
3 more dwelling units shall notify each tenant of the building by
4 certified mail of such action.

5 (b) Notwithstanding the provisions of section 49-22 of the general
6 statutes, in the case of a residential building containing three or more
7 dwelling units, each tenant of such building may remain in such
8 dwelling unit for a period of not more than ninety days after the date
9 of execution of ejectment, provided such tenant continues to make
10 payment for occupancy.

11 Sec. 2. Section 49-29 of the general statutes is repealed and the
12 following is substituted in lieu thereof (*Effective October 1, 2008*):

13 The court shall order the judgment and costs of the plaintiff to be
14 first paid out of the proceeds of such sale and shall allow, to such of

15 the parties as receive the balance of such proceeds, the costs usually
16 allowed to successful parties, which costs shall be paid in addition to
17 their respective claims and in the same order. If a tenant is required to
18 relocate before the end of the ninety-day period provided for in section
19 1 of this act, costs shall also include relocation costs of such tenant, not
20 exceeding one thousand five hundred dollars.

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|---|------------------------|-------------|
| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>October 1, 2008</i> | New section |
| Sec. 2 | <i>October 1, 2008</i> | 49-29 |

Statement of Purpose:

To authorize tenants to continue to occupy property that is in foreclosure and to provide for payment of relocation costs, if necessary.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]